

VICINITY MAP (NO SCALE)

PLAT NOTES:

1. Building Permits: No building permits shall be issued for any lot in this Subdivision until an appropriate CPA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

2. Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

3. Utility Easements: Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, or other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

4. Water/Wastewater Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance and becomes effective on the date the building permit is issued or the connection date to the municipal water and/or wastewater system.

5. Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

6. Sidewalks: Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

7. Covenants or Restrictions are Un-altered: This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

8. Parkway Permit: Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

9. Private Maintenance Note: The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

10. Sidewalks: Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

SURVEYOR:  
Dean Surveyors  
5116 Bellefontaine Drive  
Arlington Texas, 76017  
817-487-9486



Ronnie E. Dean - R.P.L.S. No. 5314

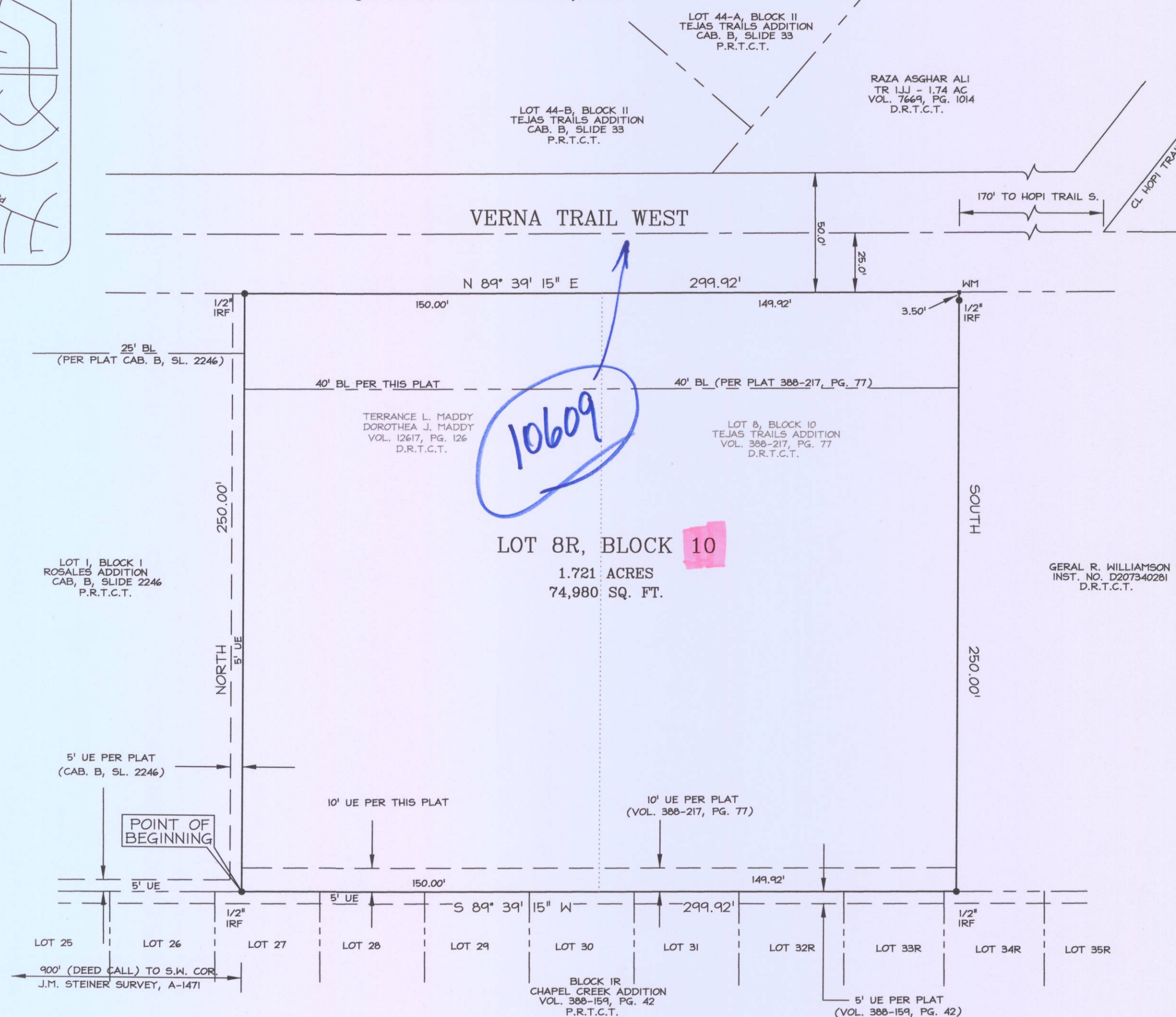
This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

GENERAL NOTES:

1. This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48439C0145 K, dated September 25, 2009. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.
2. Bearings shown are referenced to, (N 89° 39' 15" E), along the south right-of-way line of Verna Trail West and the north line of Lot 8, Block 10 of the Tejas Trail Addition, recorded in Volume 388-217, Page 77, Plat Records, Tarrant County, Texas.

LEGEND

- IRS - Iron Rod Set  
UE - Utility Easement  
BL - Building Line  
PP - Power Pole
- IRF - Iron Rod Found  
ROW - Right Of Way  
CL - Center Line  
WM - Water Meter



NOTE: The purpose of this Corrected Plat is to change the Block designation on the face of this plat from Block 1 to Block 10.

OWNERS DEDICATION:

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, TERRENCE L. MADDY and DOROTHEA J. MADDY, are the sole owners of Lot 8, Block 10, Tejas Trails Addition, recorded in Volume 388-217, Page 77, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), and a 0.8601 acre tract of land known as Tract 1LLLLL, recorded in Volume 12617, Page 127, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), being situated in the J.M. Steiner Survey, Abstract No. 1471, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod found at the southeast corner of Lot 1, Block 1 of the Rosales Addition, recorded in Cabinet B, Slide 2246, P.R.T.C.T., in the north line of Lot 27, Block 1R, Chapel Creek Addition, recorded in Volume 388-159, Page 42, P.R.T.C.T., at the southwest corner of said, Tract 1LLLLL, being by Deed call, 900 feet east of the southwest corner of the J.M. Steiner Survey, Abstract 1471 and being the southwest corner and Point Of Beginning of the herein described tract of land;

THENCE, NORTH, along and with the east line of said, Lot 1, Block 1, of said, Rosales Addition and the west line of said, tract 1LLLLL, 250.00 feet to a 1/2" iron rod found at the northeast corner of said, Lot 1, Block 1, Rosales Addition and northwest corner of said, tract 1LLLLL, in the south right-of-way line of Verna Trail West, (50.00 foot right-of-way);

THENCE, N 89° 39' 15" E, along and with the south right-of-way line of Verna Trail West and the north line of said, tract 1LLLLL, at 150.00 feet pass a 1/2" iron rod found at the northeast corner of said, tract 1LLLLL and the northwest corner of said, Lot 8, Block 10, Tejas Trails Addition and continuing a total distance of 299.92 feet to a point in the top of a water meter at the northwest line of a tract of land conveyed to GERAL R. WILLIAMSON, recorded in Instrument No. D207340281, D.R.T.C.T.;

THENCE, SOUTH, along and with the east line of said, Lot 8, Block 10 and the west line of said, Williamson tract, at 3.50 feet pass a 1/2" iron rod found for reference and continuing a total distance of 250.00 feet to a 1/2" iron rod found at the southwest corner of said Williamson tract and the southeast corner of said, Lot 8, Block 10, in the north line of Lot 34R of said, Chapel Creek Addition;

THENCE, S 89° 39' 15" W, along and with the north line of said, Chapel Creek Addition and the south line of said, Lot 8, Block 10, at 149.92 feet pass a point at the southwest corner of said, Lot 8, Block 10, the southeast corner of said, tract 1LLLLL and continuing a total distance of 299.92 feet to the POINT OF BEGINNING, containing 74,980 square feet or 1.721 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TERRENCE L. MADDY and DOROTHEA J. MADDY, the undersigned, do hereby adopt this plat designating the above described property to be known as Lot 8R, Block 10, Tejas Trails Addition, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon;

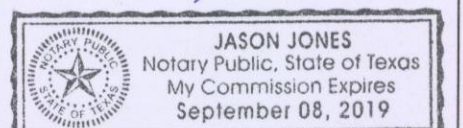
Terrence L. Maddy  
Dorothea J. Maddy

BEFORE ME, the undersigned authority, on this day personally appeared, TERRENCE L. MADDY and DOROTHEA J. MADDY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 20 day of August 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS:



CORRECTED PLAT

FINAL PLAT

LOT 8R, BLOCK 10, TEJAS TRAILS ADDITION

Being Lot 8, Block 10, Tejas Trails Addition and Tract 1LLLLL, in the J.M. Steiner Survey, Abstract No. 1471, Tarrant County, Texas,

Submitted May 23, 2016, Resubmitted June 23, 2016  
Resubmitted July 12, 2016

Phase 1, Section 1 Case No. FS-16-129

FS/6-129CP

OWNER: Terrence L. Maddy & Dorothea J. Maddy  
10609 Verna Trail West  
Fort Worth, Texas 76108

This plat filed in Instrument No. D216198094 Date: 08/26/16

Job No. 180518P Surveyed on the ground May 21, 2016